ABBEY FORTH

01383 737748
sales@abbeyforth.co.uk









# 8 BRUCEFIELD AVENUE, DUNFERMLINE

## OFFERS OVER £99,950

TRADITIONAL GROUND FLOOR MAIN DOOR FLAT IN QUIET RESIDENTIAL LOCATION. IDEAL FIRST TIME BUY.
Hall, Lounge, Kitchen, Double Bedroom, Shower room. Storage. DG/GCH. Front Garden. Communal rear garden. Ample on-street parking. 5 mins walk to train station. Less than 1 min to Bus stop. C Tax Band B.

AN IDEAL FIRST TIME BUY OPPORTUNITY or FOR BUYERS LOOKING TO DOWNSIZE.

A DESIRABLE, SPACIOUS GROUND FLOOR MAIN DOOR FLAT WITH 1 BEDROOM AND FRONT GARDEN LESS THAN 1 MINUTE'S WALK TO BUS STOP, 5 MINUTES TO TRAIN STATION AND 15 MINUTES TO CENTRE. EARLY VIEWING IS STRONGLY RECOMMENDED.

ABBEY FORTH PROPERTY presents the very desirable 1-bedroom main door flat located on a quiet residential street within easy reach of Dunfermline City Centre & Dunfermline City Train Station. Access property via shared entrance to front door and into hallway. The hall boasts two storage cupboards. To the front is a generously proportioned lounge with feature fireplace and cupboard housing boiler. There is space for lounge and dining furniture. The galley kitchen offers integrated electric oven and hob with space for free-standing appliances. With a quiet rear aspect is the spacious double bedroom with wardrobe storage. The modern shower room with walk in shower cubicle and electric shower, completes the accommodation. The property benefits gas central heating and double glazing. Externally there is a small front garden which is an ideal spot for enjoying the sun. There is also a shared rear garden.

PROPERTY HIGHLIGHTS.
Main Door Flat
1 Bedroom, 1 Reception Room, 1 Shower room.
Ample on-street Parking.
Kitchen includes appliances – oven/hob/extractor, fridge, washing machine.
Double Glazing.
Gas Central Heating.
Storage.
Front Garden. Shared rear garden.
Home Report Valuation £100,000.
Council Tax Band B

LOCATION
Situated on a much sought-after street within walking distance of Dunfermline City Centre, Brucefield Avenue is located within easy walking distance of Railway Station (5 mins) and excellent amenities. The local bus stop is approximately 1 minute walk from the property, and the local Asda supermarket and local service station are located within a short walk from the flat. Dunfermline is a highly desirable location given its proximity to Edinburgh and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service. Dunfermline town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres, Fire Station Creative Gallery & Carnegie Library. In addition, there is Pittencrieff Park and the Public Park which leads to Dunfermline Town train station – All within a short walk from the property. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park.

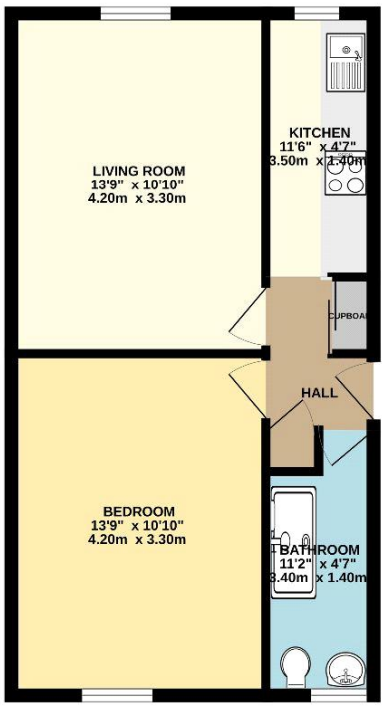
DIRECTIONS
From East Port head east onto Sinclair Roundabout and down St. Margaret's Drive down to Bothwell Street roundabout and take first left onto Woodmill Street. Proceed along Woodmill Street until you reach first right into Millhill Street and first right again onto Brucefield Avenue and follow the road along until you reach number 8 on right hand side, next to the church.

VIEWING.
By Appointment – Please contact Abbey Forth Property Sales Team.

Council Tax Band: B (Fife Council)
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden

- Double Glazing
- Fitted Kitchen
- High Ceilings
- No Onward Chain
- Period Features

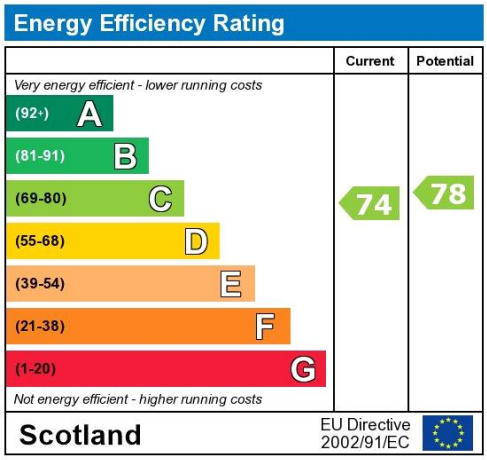
GROUND FLOOR



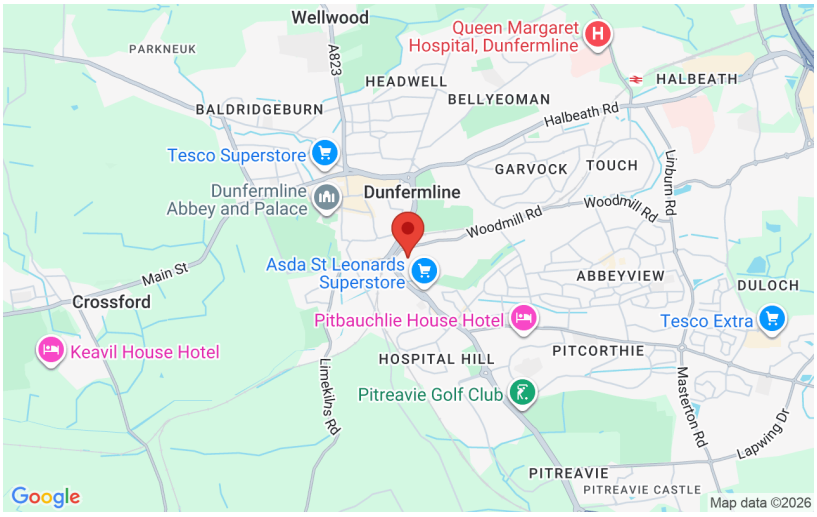

1 BED GROUND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.































